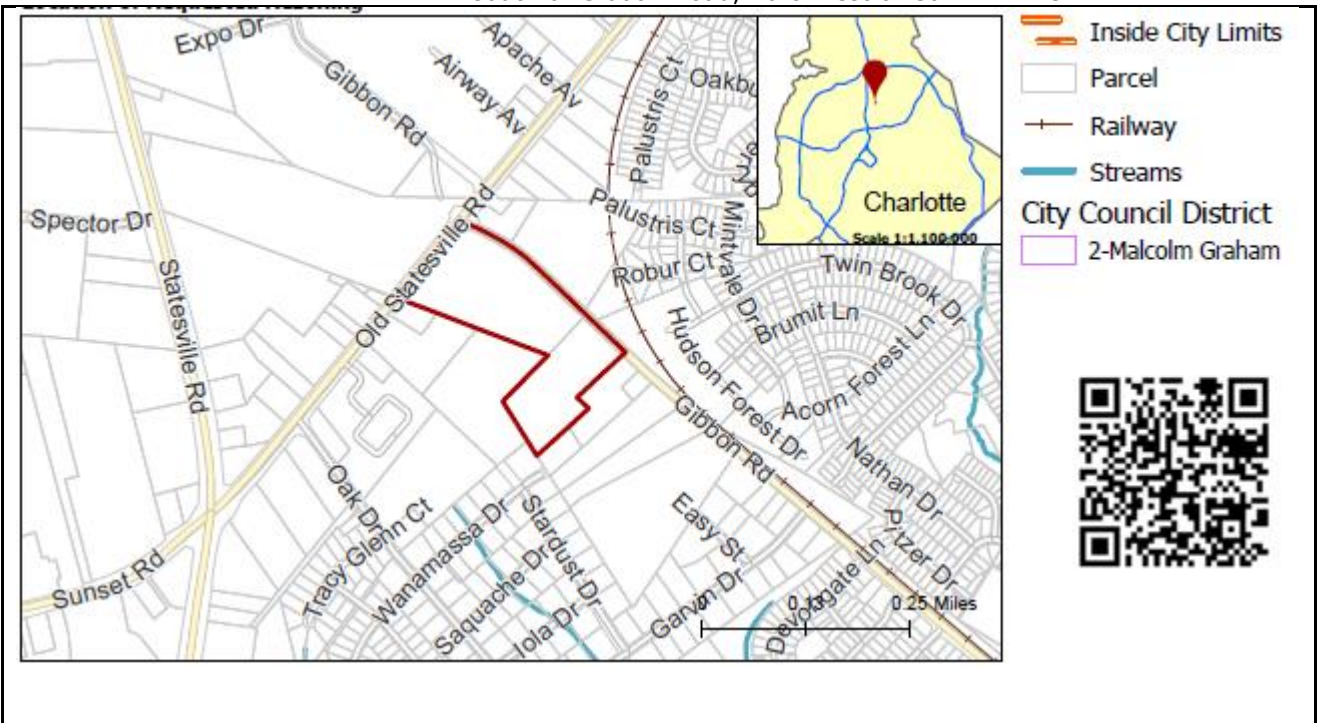


**REQUEST**

Current Zoning: I-2 (CD) (general industrial, conditional) and R-3 (single-family residential)  
Proposed Zoning: R-8MF (multi-family, residential) and B-2 (general business)

**LOCATION**

Approximately 17.3 acres located east of Old Statesville Road, south of Gibbon Road, northwest of Garvin Drive.



**SUMMARY OF PETITION**

The petition proposes to rezone the property to permit all uses in the R-8MF zoning district and B-2 zoning districts.

**PROPERTY OWNER**

KSS Charlotte LLC

**PETITIONER**

i3i Ventures, LP

**AGENT/REPRESENTATIVE**

Collin Brown, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the Northeast District Plan (1996) recommendation for residential uses up to 8 dwelling units per acre for the southeastern portion of the site.

This petition is **inconsistent** with the plan recommendation, as amended by a previous rezoning, for heavy industrial.

Rationale for Recommendation

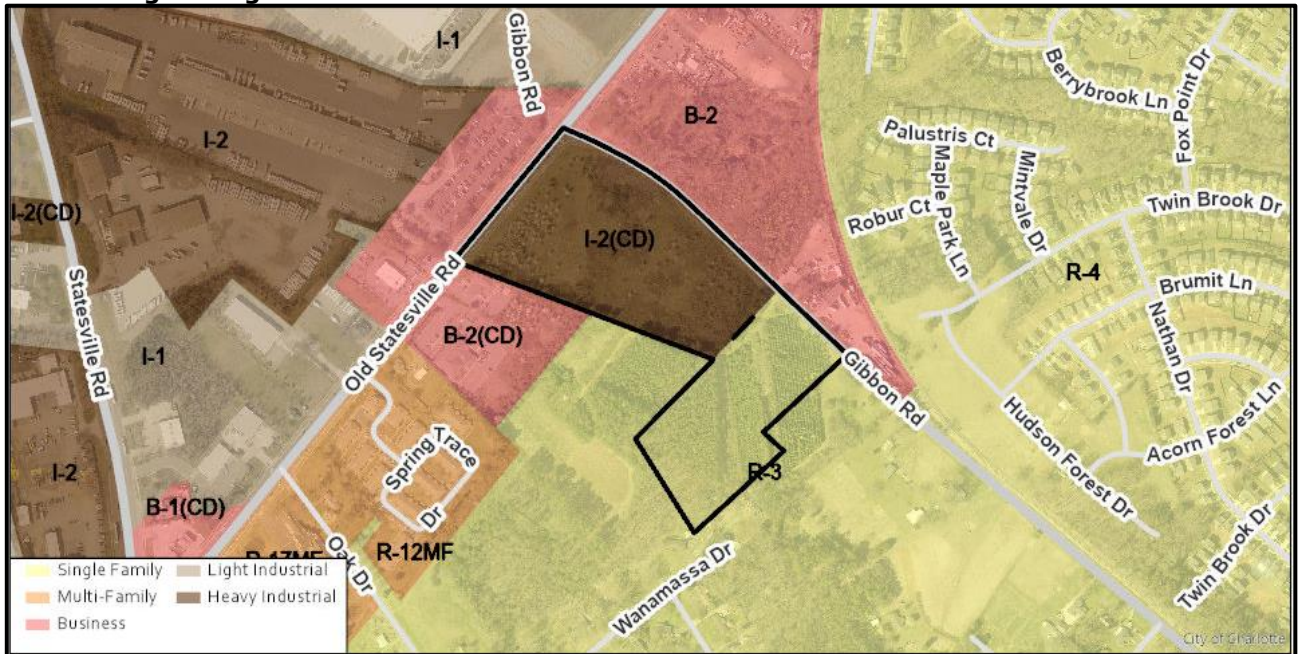
- The *Northeast District Plan (1996)* recommends concentrating medium and higher density housing close to or along major thoroughfares.

- Rezoning parcel 04545103, which is just off Old Statesville Road and fronts Gibbon road, to R-8MF is consistent with the plan's recommended density for this area and will fulfill the objective of locating higher density housing close to major thoroughfares.
- The area plan supports retail development on Statesville road south of W W.T. Harris Boulevard.
- Rezoning parcel 04545110, which has frontage both on Old Statesville Road and Gibbon road to B-2 will allow for uses consistent with the Northeast District Plan (1996) original future land use designation of retail use, before it was changed to industrial under Rezoning 2007-016.

The approval of this petition will revise the adopted future land use for parcel 04545110 as specified by the *Northeast District Plan (1996)*, from Industrial use to Retail use for the site.

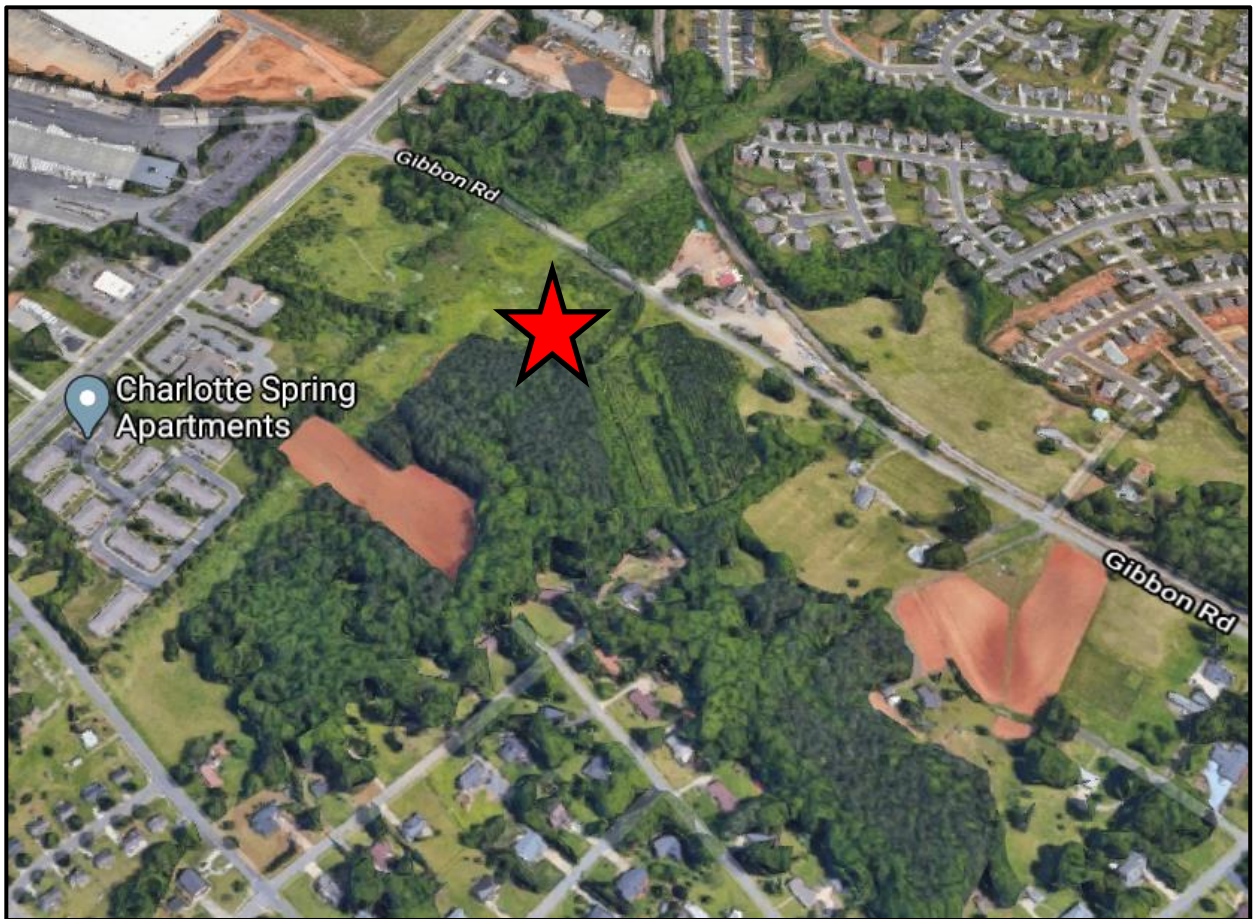
#### PLANNING STAFF REVIEW

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**



The subject property is vacant land. Surrounding land uses include office, single family, industrial, and vacant land.





The site (marked with a red star) is undeveloped land and is surrounded by office, single family, and industrial uses and vacant land.





The subject property is undeveloped land.



The property to the north is developed with a trucking company.





The property to the south is developed with single family homes.



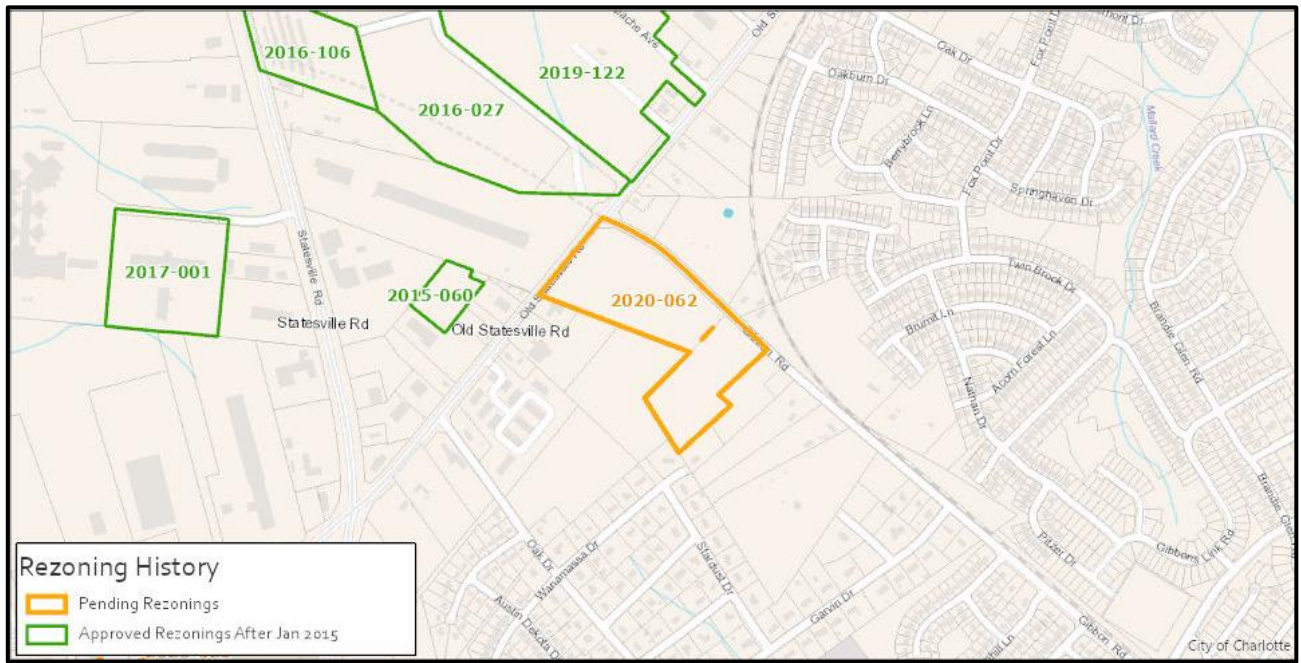
The property to the east is undeveloped land.



The property to the west is developed with office uses.

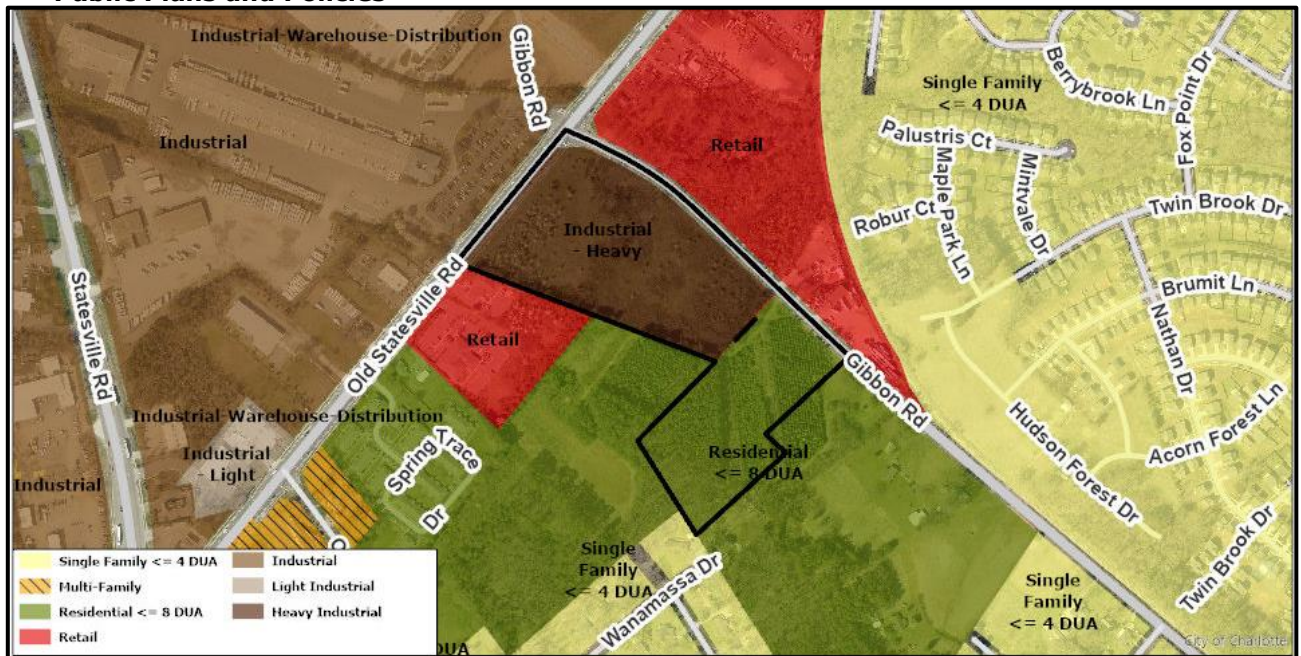
- **Rezoning History in Area**





Petition Number	Summary of Petition	Status
2015-060	The petition rezoned the property to I-2.	Approved
2016-027	The petition rezoned the property to I-1.	Approved
2016-106	The petition rezoned the property to I-2(CD)SPA to allow the addition of a wireless communications tower.	Approved
2017-001	The petition rezoned the property to I-2.	Approved
2019-122	The petition rezoned the property to I-1.	Approved

#### • Public Plans and Policies



- The *Northeast District Plan (1996)* calls for industrial uses for parcel 04545110 which has frontage on both Old Statesville Road and Gibbon road, and residential uses up to 8 dwelling units per acre for parcel 04545103 which is just off Old Statesville Road and fronts Gibbon road.

#### • TRANSPORTATION SUMMARY

- This site is on Old Statesville Road (major thoroughfare, state maintained) and Gibbon Road (minor thoroughfare, city maintained) and is in a corridor outside Route 4. This site is within the Westside Strategy Plan Study Area.
- **Active Projects:**
- No active projects in the area.
- **Transportation Considerations**
- No Outstanding Issues
- **Vehicle Trip Generation:**
- Current Zoning:
  - Existing Use: 0 trips per day (based on vacant land).
  - Entitlement: 310 trips per day (based on 50,000 SF tractor supply store and 20 single family dwellings).
- Proposed Zoning: 8,820 trips per day (based on 165,150 SF of retail and 53 apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 9 students, while the development allowed under the proposed zoning may produce 35 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 26 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Winding Springs Elementary from 131% to 133%
    - James Martin Middle from 74% to 75%
    - North Mecklenburg High from 114% to 115%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Gibbon Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Statesville Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)

**Planner:** Michael Russell (704) 353-0225